

RIDEAU CANAL

QUEEN ELIZABETH DRIVE

THE DRIVEWAY

LEWIS STREET

9 STOREY BUILDING:
 TOTAL GROSS AREA: 123,711 sq.ft.
 TOTAL NET RES AREA: 100,570 sq.ft.
 TOTAL UNITS : 77
 PARKING STALLS : 97
 BIKE STALLS : 77
 STORAGE LOCKERS : 77
 FFE : 68.9

NEW POSITION OF RETAINED PORTION OF HERITAGE BUILDING

1960's BUILDING FOOTPRINT

PROPOSED LANTERN POSITION

LEVEL 3 TERRACE

LEVEL 4 TERRACE

LEVEL 5 TERRACE

LEVEL 6 TERRACE

LEVEL 7 TERRACE

LEVEL 8 TERRACE

LEVEL 9 TERRACE

LEVEL 9 ROOF



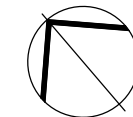
HOBIN

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SITE PLAN

SCALE: 1:500

JUNE 14th 2022





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BUILDING SUMMARY

JUNE 14TH, 2022

2051

1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,711	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,570	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	96,088	SQ.FT.	

2 UNIT SUMMARY

TOTAL UNITS	77	QTY.	RATIO %
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SUITE TYPE	QTY.	UNIT TYPE	QTY.	RATIO %	CUMULATIVE %
SMALL SUITES (≤ 850 SQ.FT)	13	1 BED	6	8%	17%
		1 BED + DEN	7	9%	
MEDIUM SUITES (850 - 1,400 SQ.FT)	37	1 BED + DEN	10	13%	48%
		2 BED	10	13%	
LARGE SUITES (≥1,400 SQ.FT)	27	2 BEDROOM + DEN	17	22%	
		2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	15	19%	35%
		2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%	

AVERAGE UNIT SIZE	1,306	SQ.FT.
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3 PARKING REQUIREMENTS (ZBL)

RES TOTAL PARKING REQUIRED (ZBL)	39	SPACES
TOTAL PARKING PROVIDED	77	SPACES
PARKING RATE	1.00	/UNIT

VIS TOTAL VISITOR PARKING REQUIRED	8	SPACES
TOTAL VISITOR PROVIDED	20	SPACES
PARKING RATE PROVIDED	0.26	/UNIT

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED	4,971	SQ.FT.
TOTAL SHARED AMENITY SPACE REQUIRED	2,486	SQ.FT.
TOTAL SHARED AMENITY SPACE PROVIDED	3,760	SQ.FT.

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	39	SPACES
RATE/UNIT	0.5	/UNIT
TOTAL BIKE PARKING SPACES PROVIDED	77	SPACES
RATE/UNIT	1.00	/UNIT

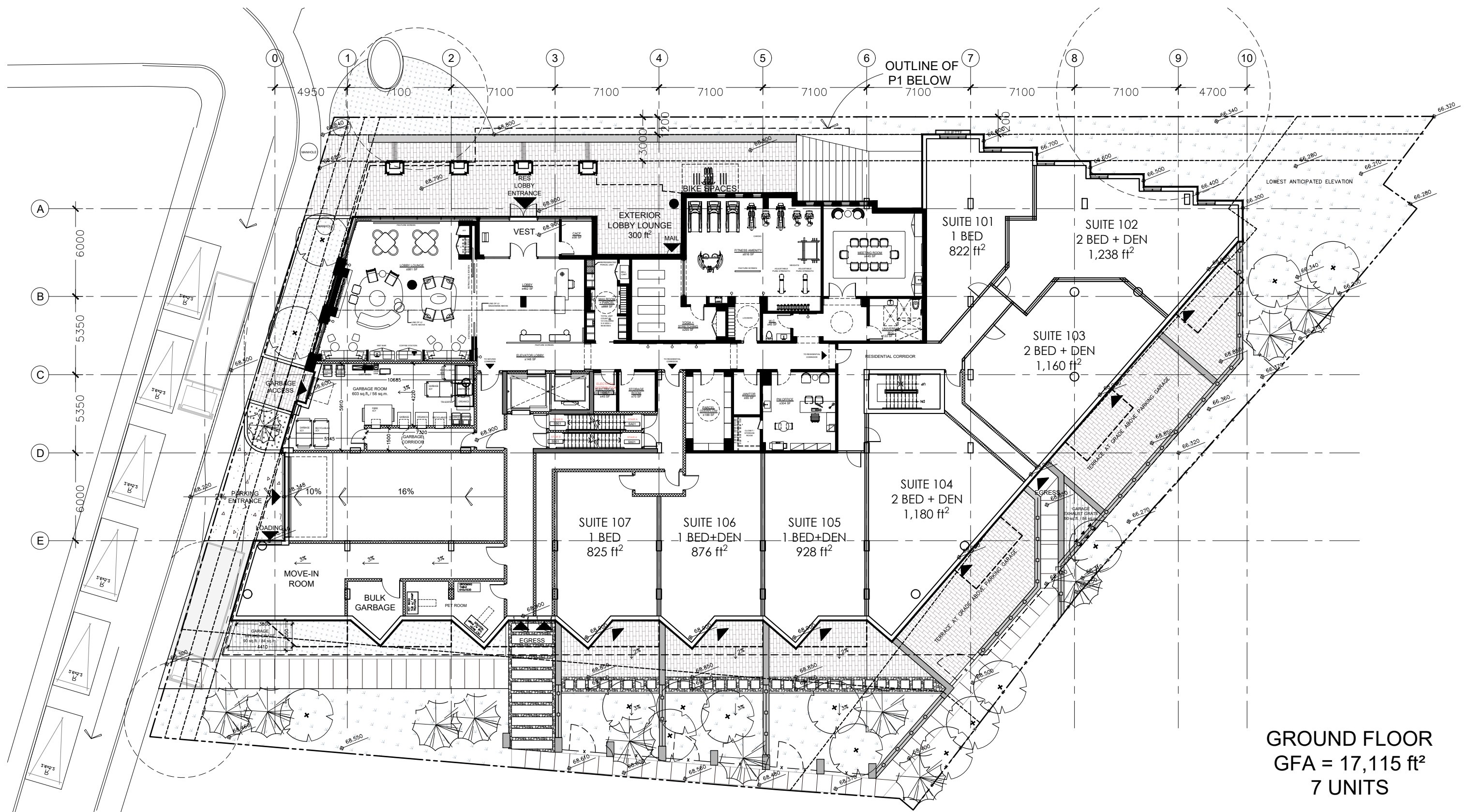


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PROJECT STATS

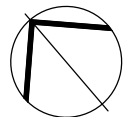
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GROUND FLOOR
 GFA = 17,115 ft²
 7 UNITS

TOTAL PROJECT AREA
 GFA = 123,859 ft²



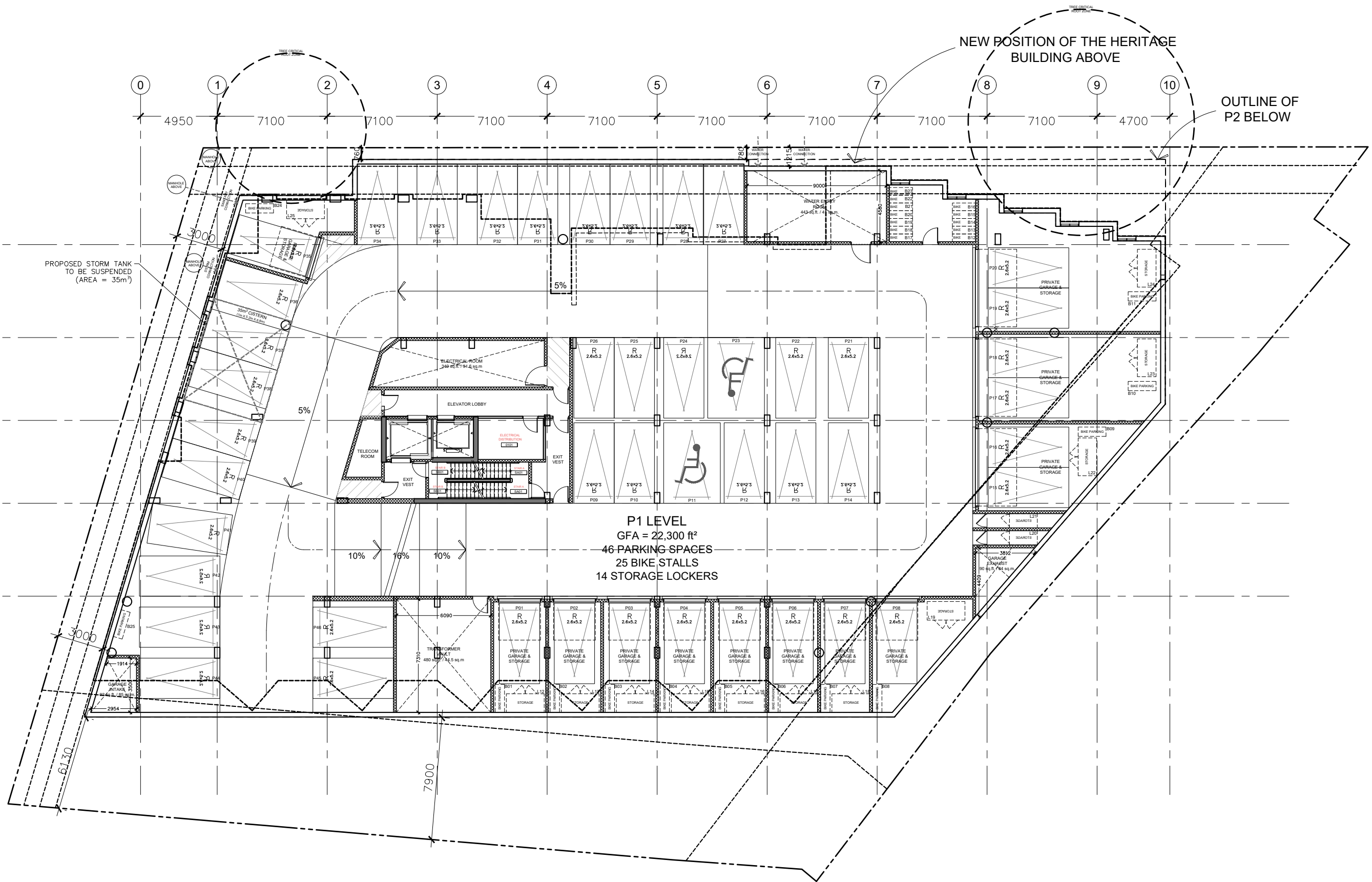
GROUND LEVEL

SCALE: 1:250

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50 THE DRIVEWAY

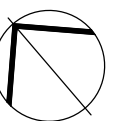


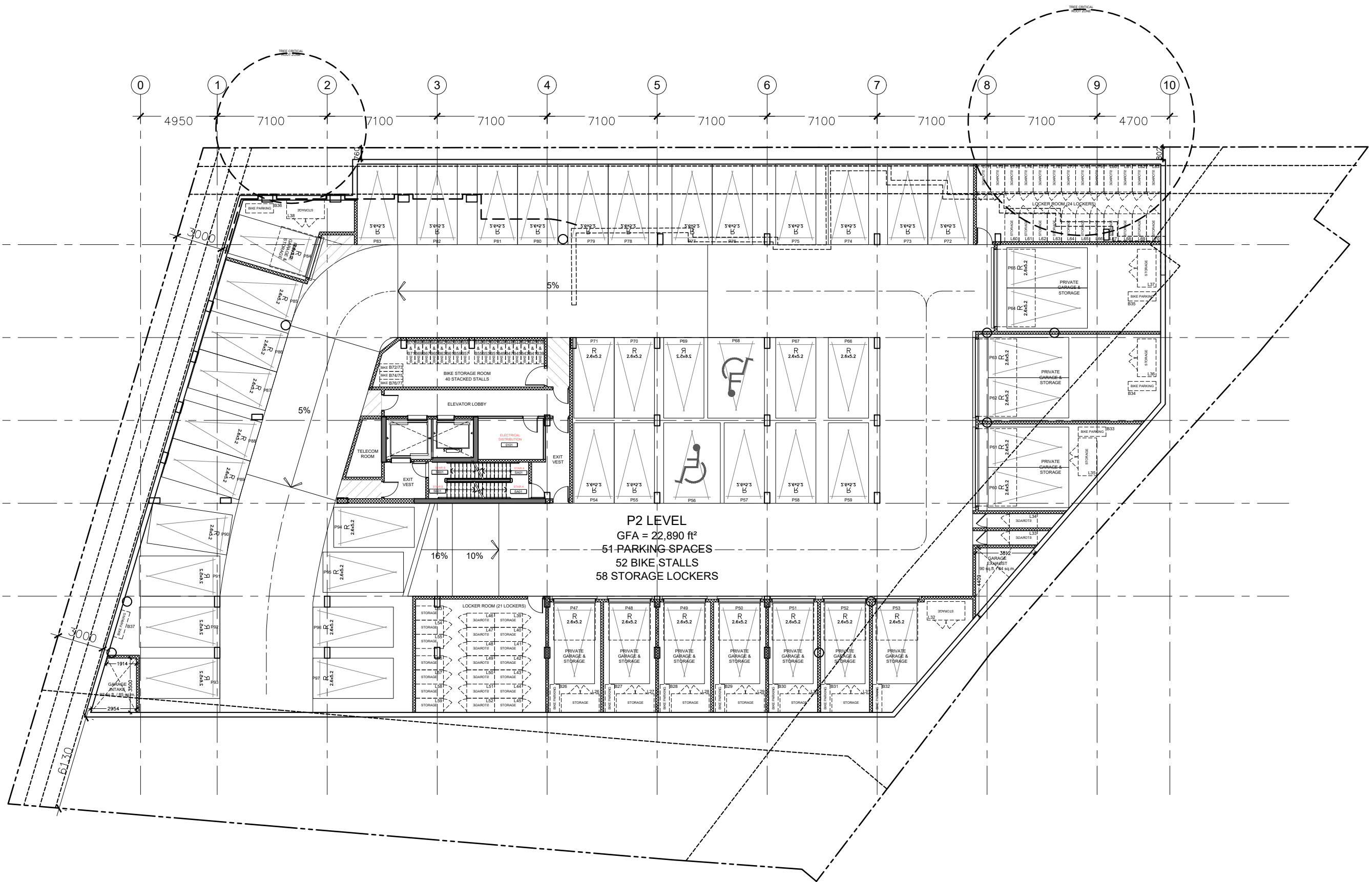
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PARKING LEVEL 1

SCALE: 1:250

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P2 LEVEL
 GFA = 22,890 ft²
 51 PARKING SPACES
 52 BIKE STALLS
 58 STORAGE LOCKERS

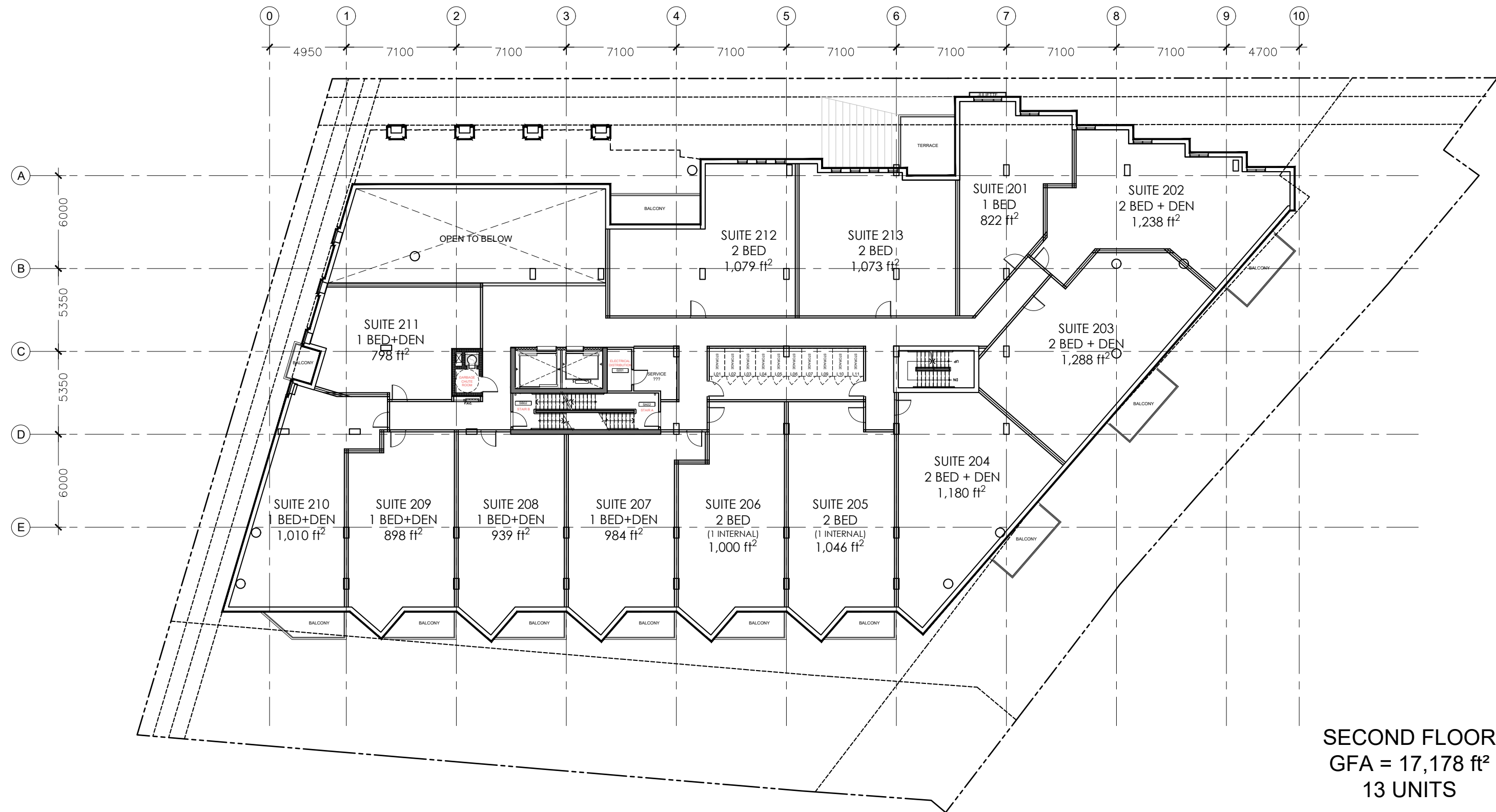


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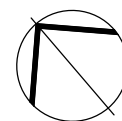
PARKING LEVEL 2

SCALE: 1:250

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SECOND FLOOR
GFA = 17,178 ft²
13 UNITS

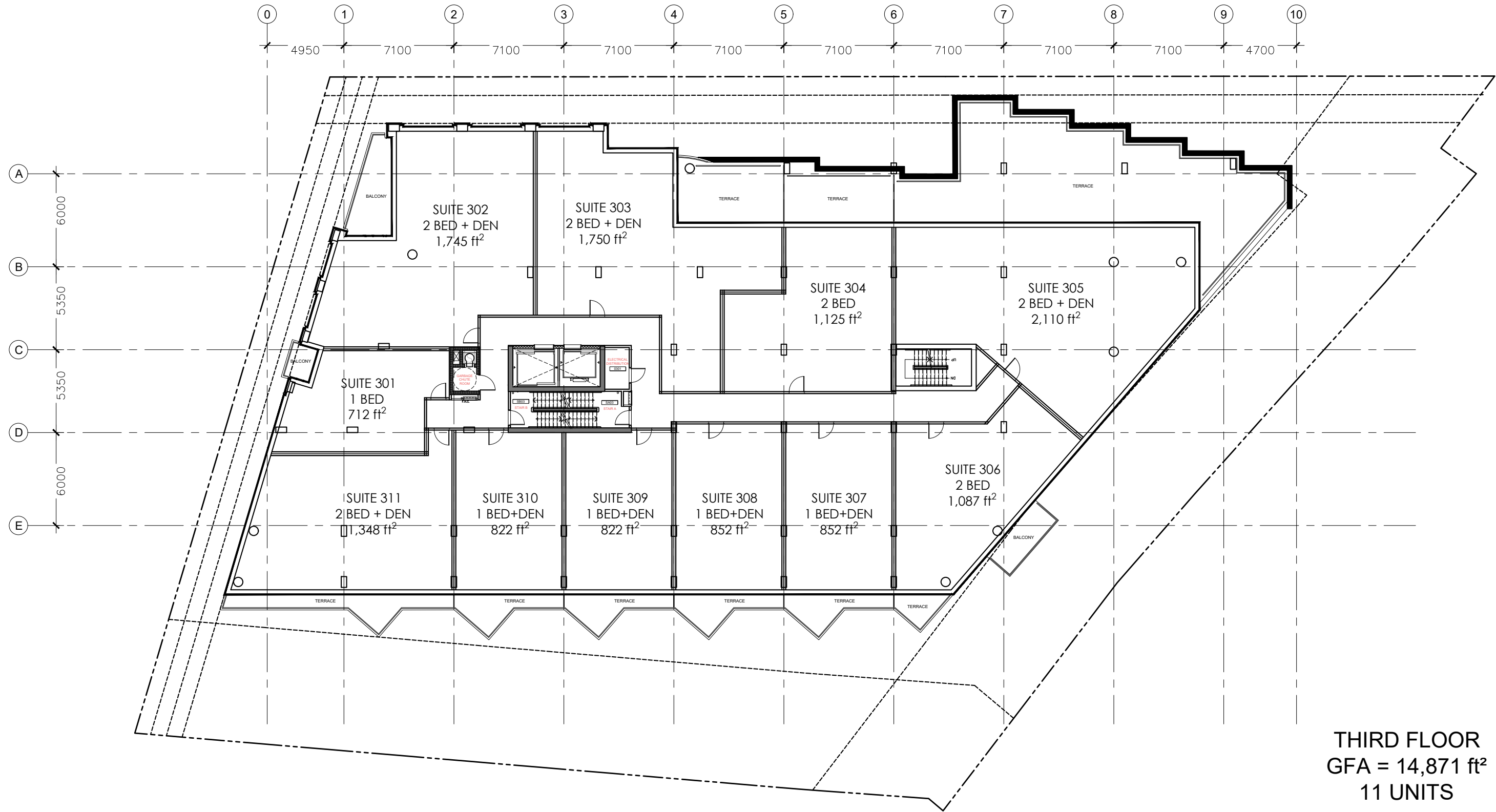


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LEVEL 2

SCALE: 1:250

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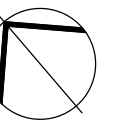


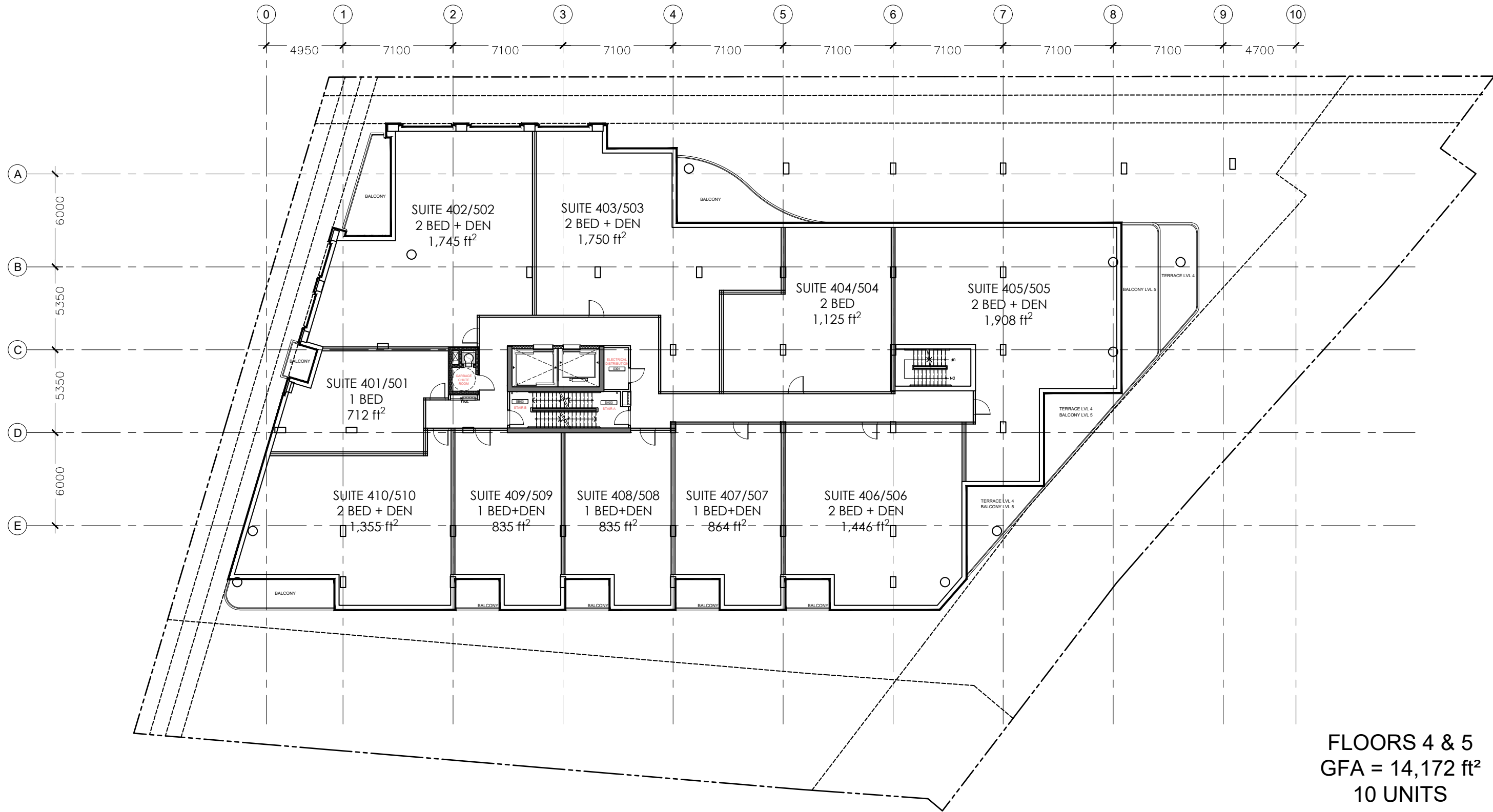
50 THE DRIVEWAY

LEVEL 3

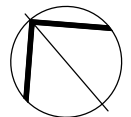
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FLOORS 4 & 5
 GFA = 14,172 ft²
 10 UNITS

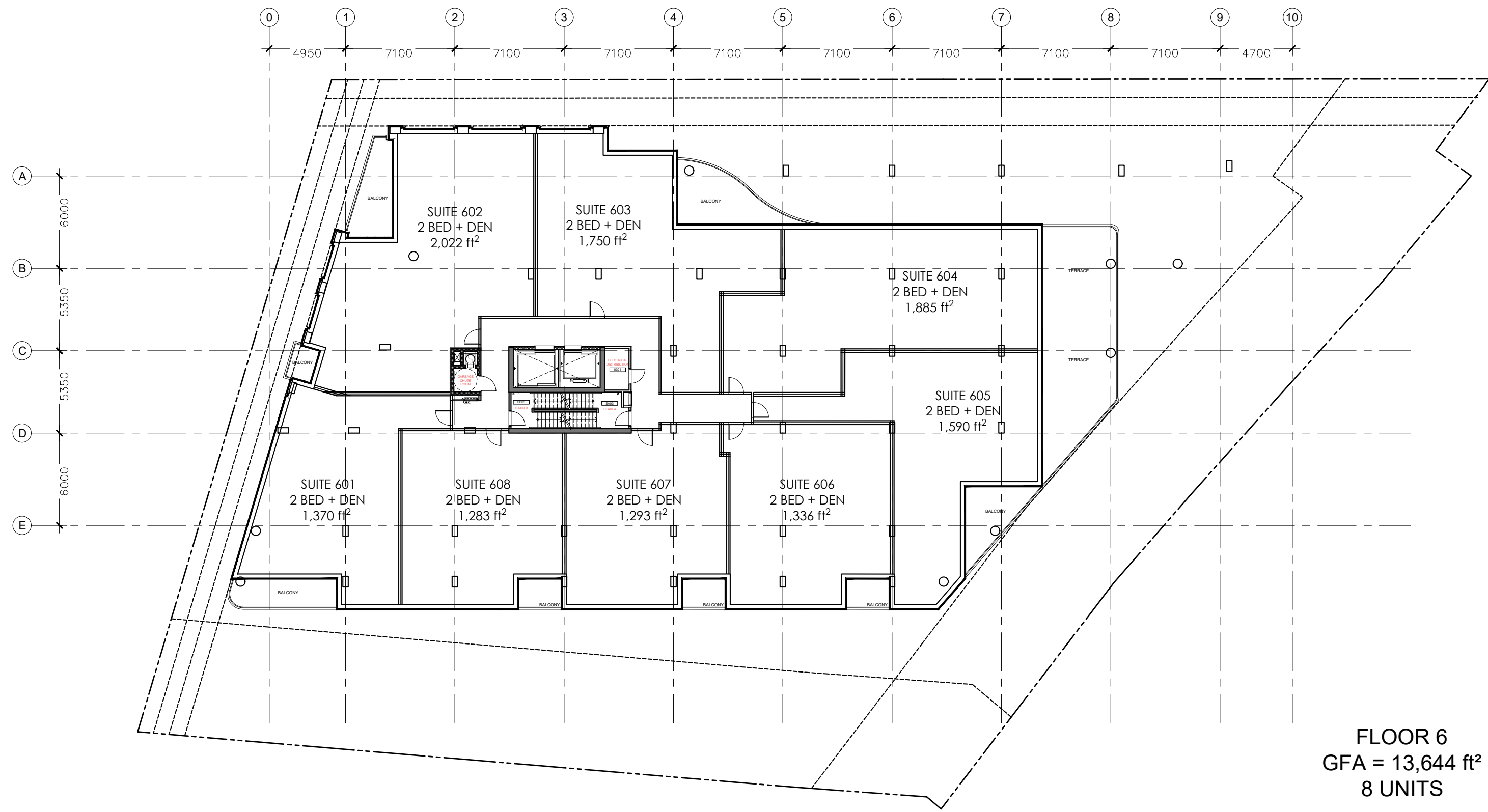


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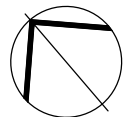
LEVELS 4 & 5

SCALE: 1:250

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FLOOR 6
 GFA = 13,644 ft²
 8 UNITS

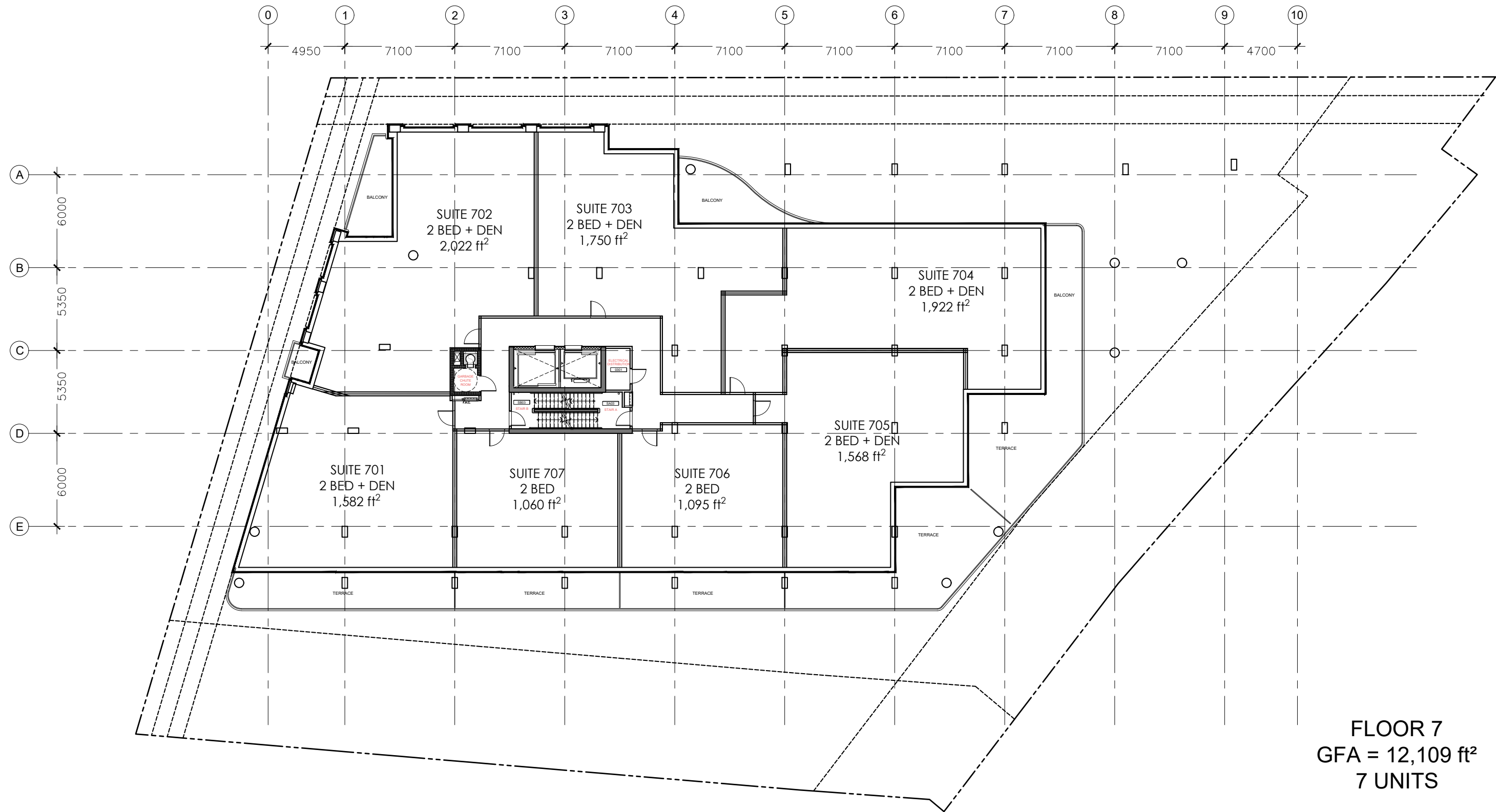


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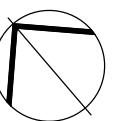
LEVEL 6

SCALE: 1:250

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FLOOR 7
GFA = 12,109 ft²
7 UNITS



LEVEL 7

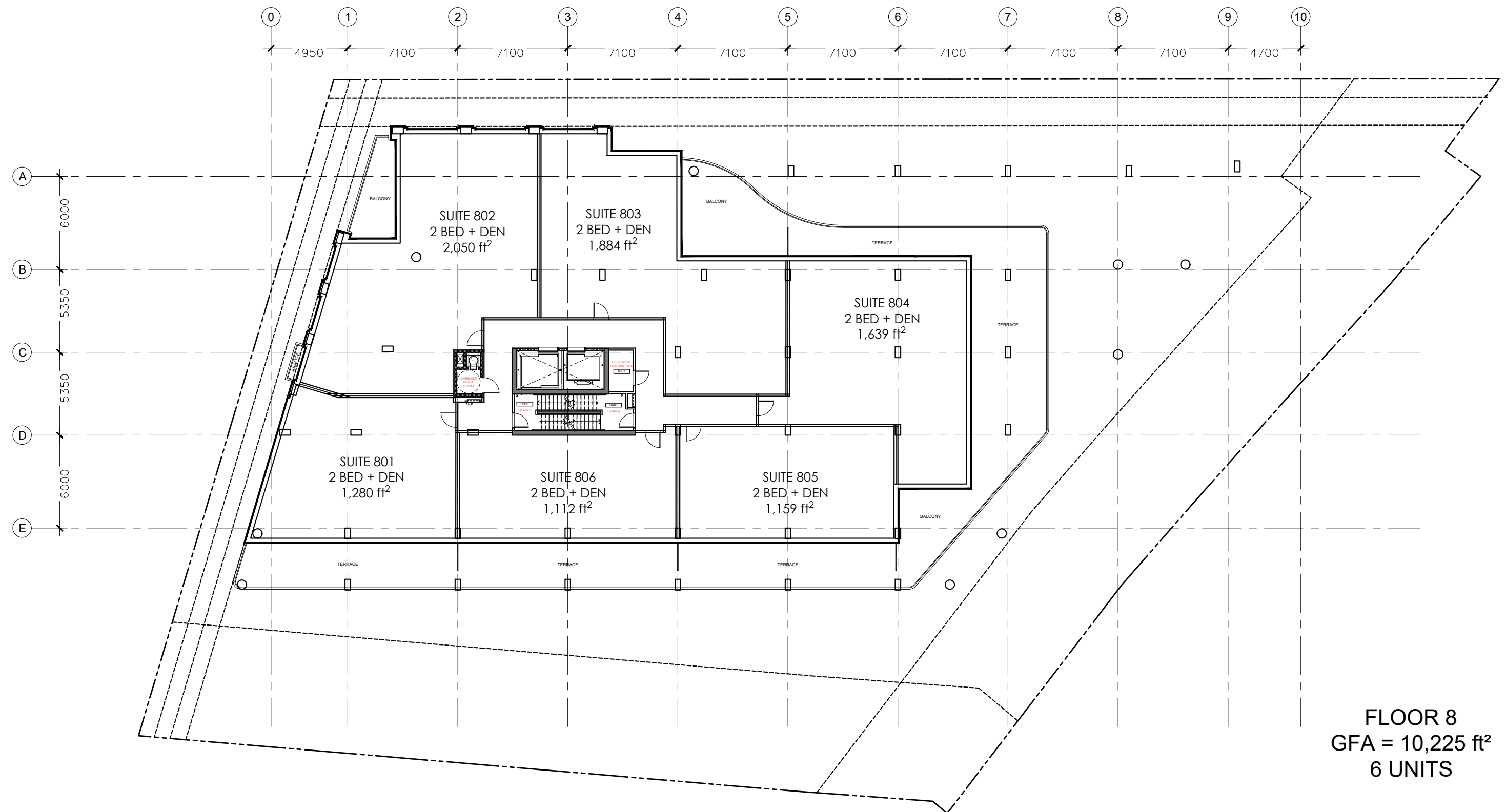
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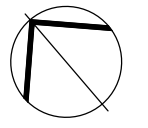


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FLOOR 8
 GFA = 10,225 ft²
 6 UNITS

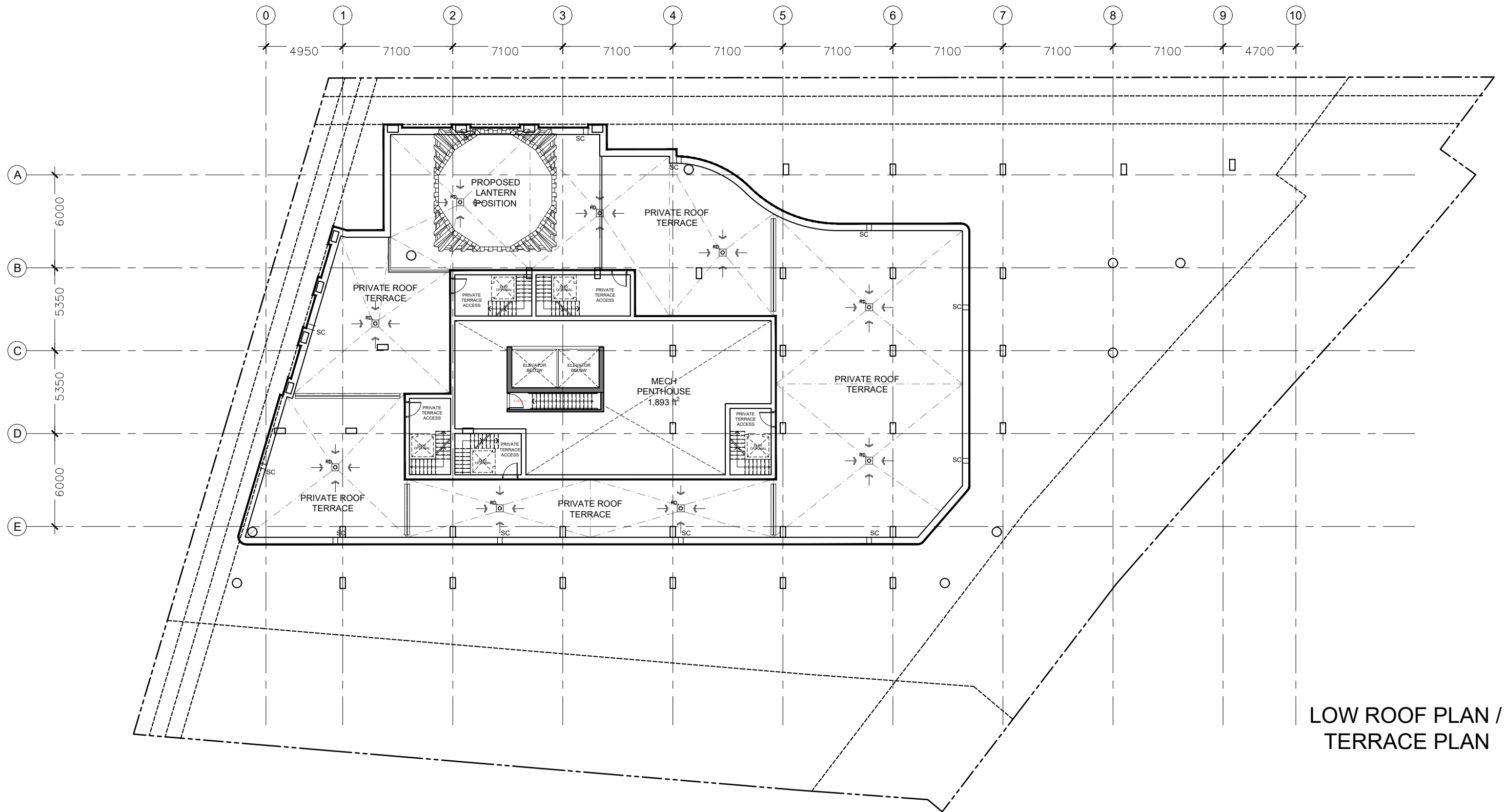


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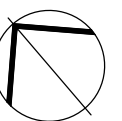
LEVEL 8

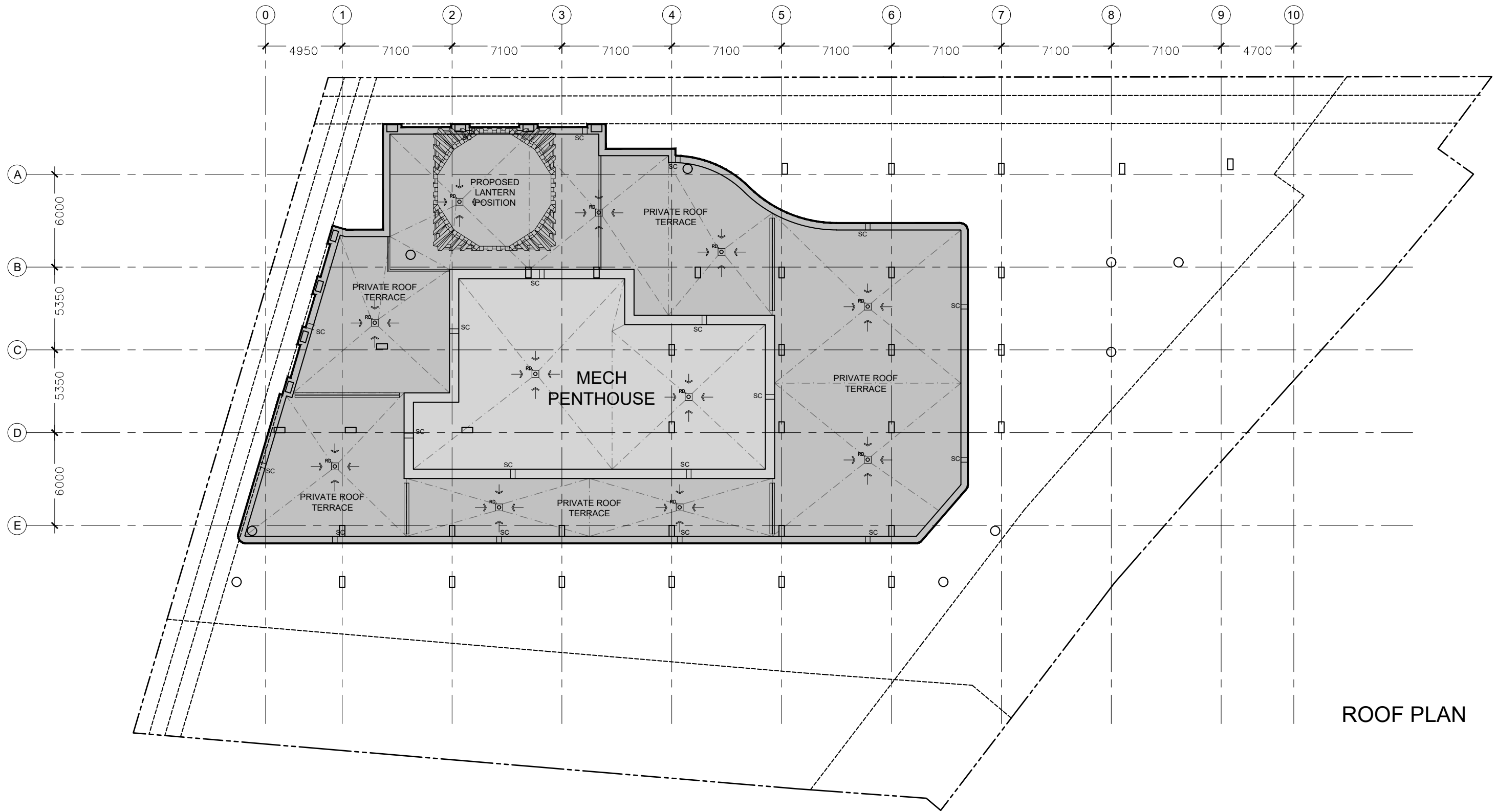
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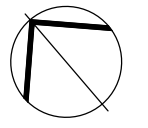


LOW ROOF PLAN /
TERRACE PLAN





ROOF PLAN

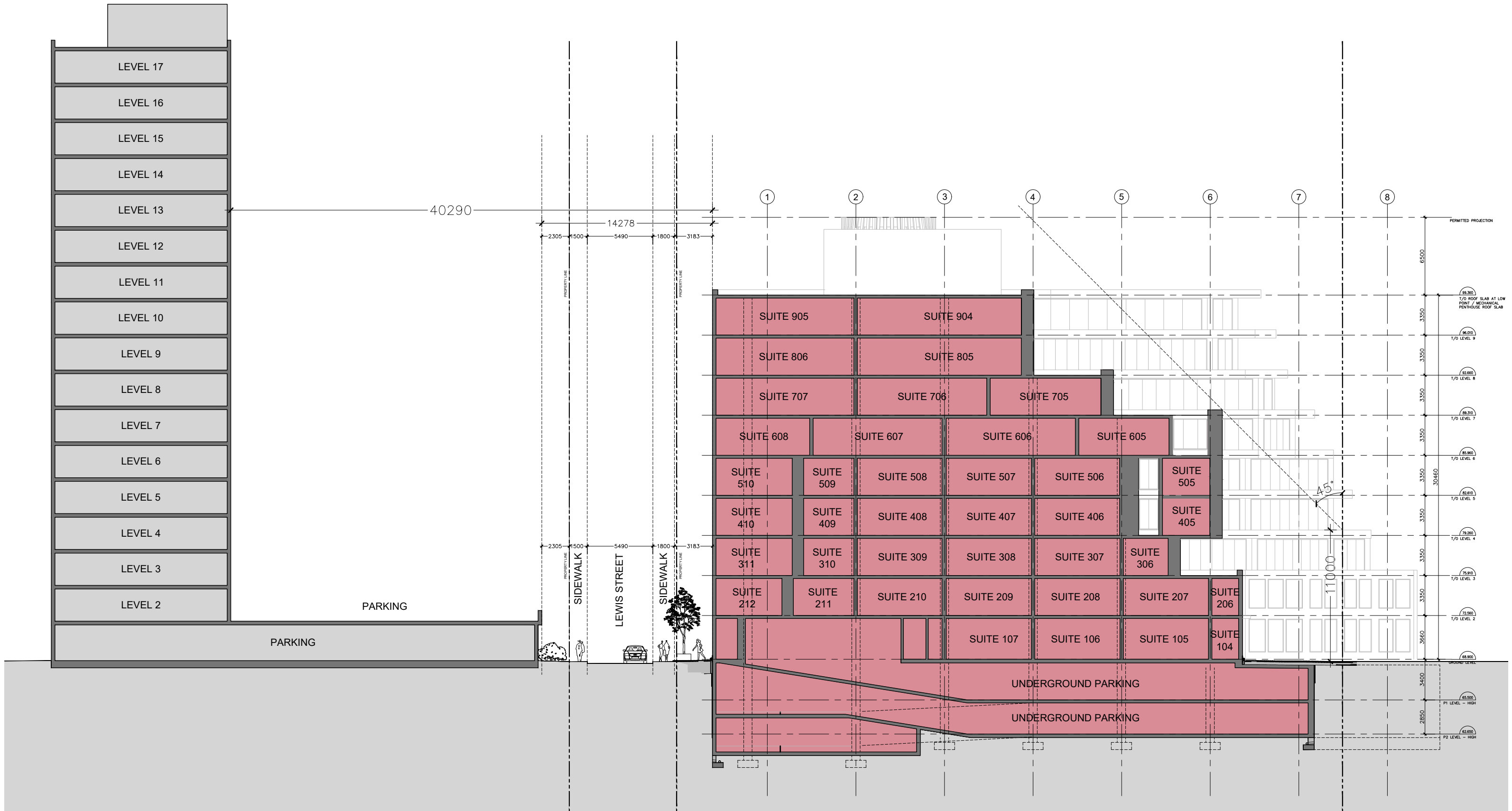


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ROOF LEVEL

SCALE: 1:250

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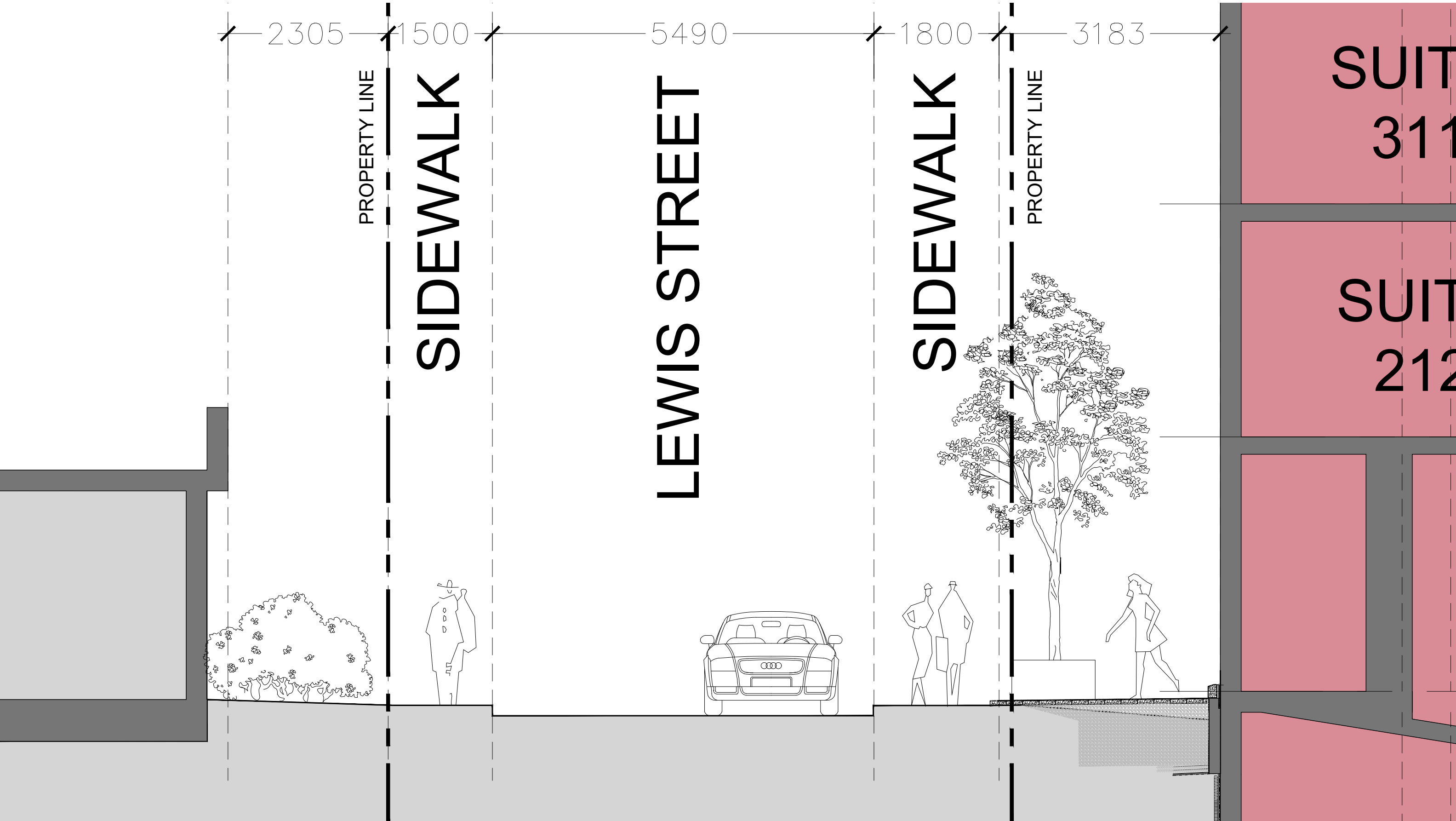


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LEWIS STREET SECTION

SCALE: 1:300

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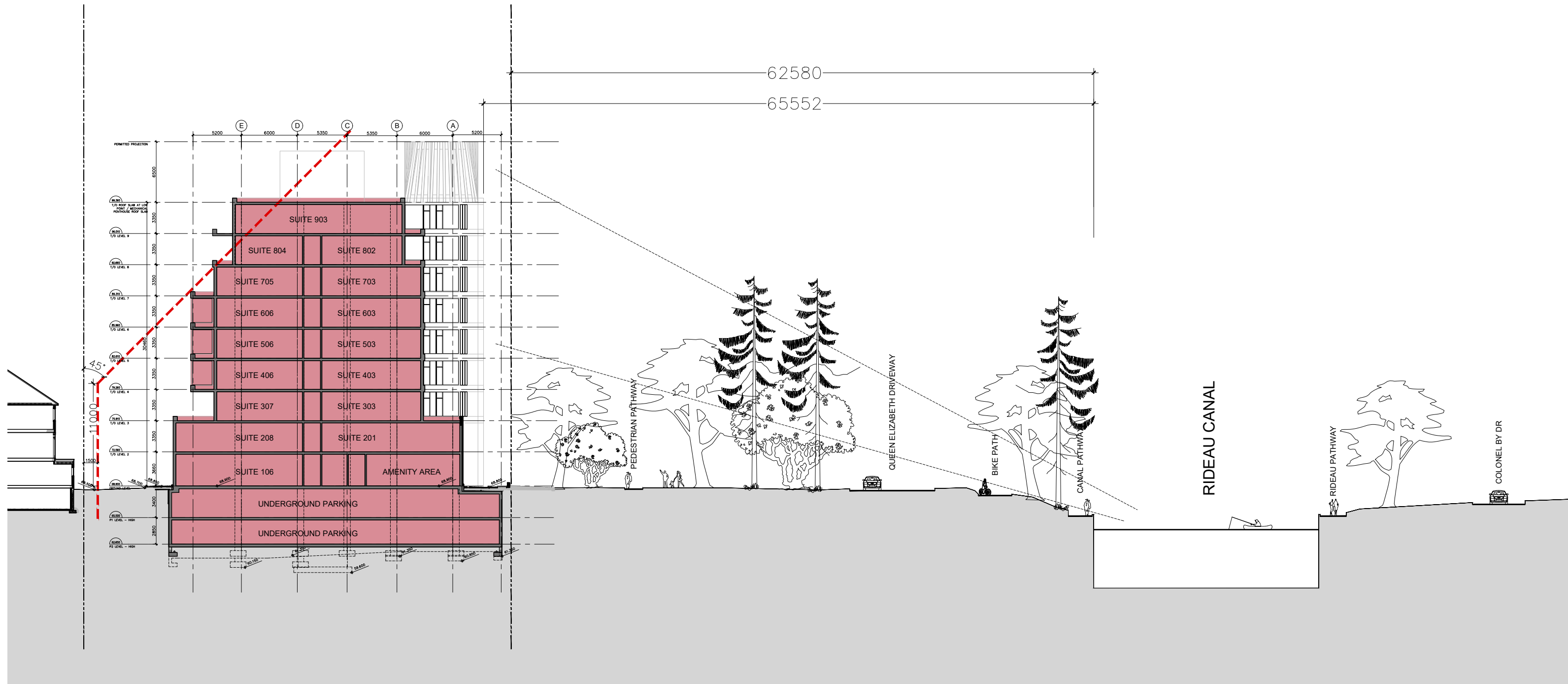


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LEWIS STREET SECTION

SCALE: 1:50

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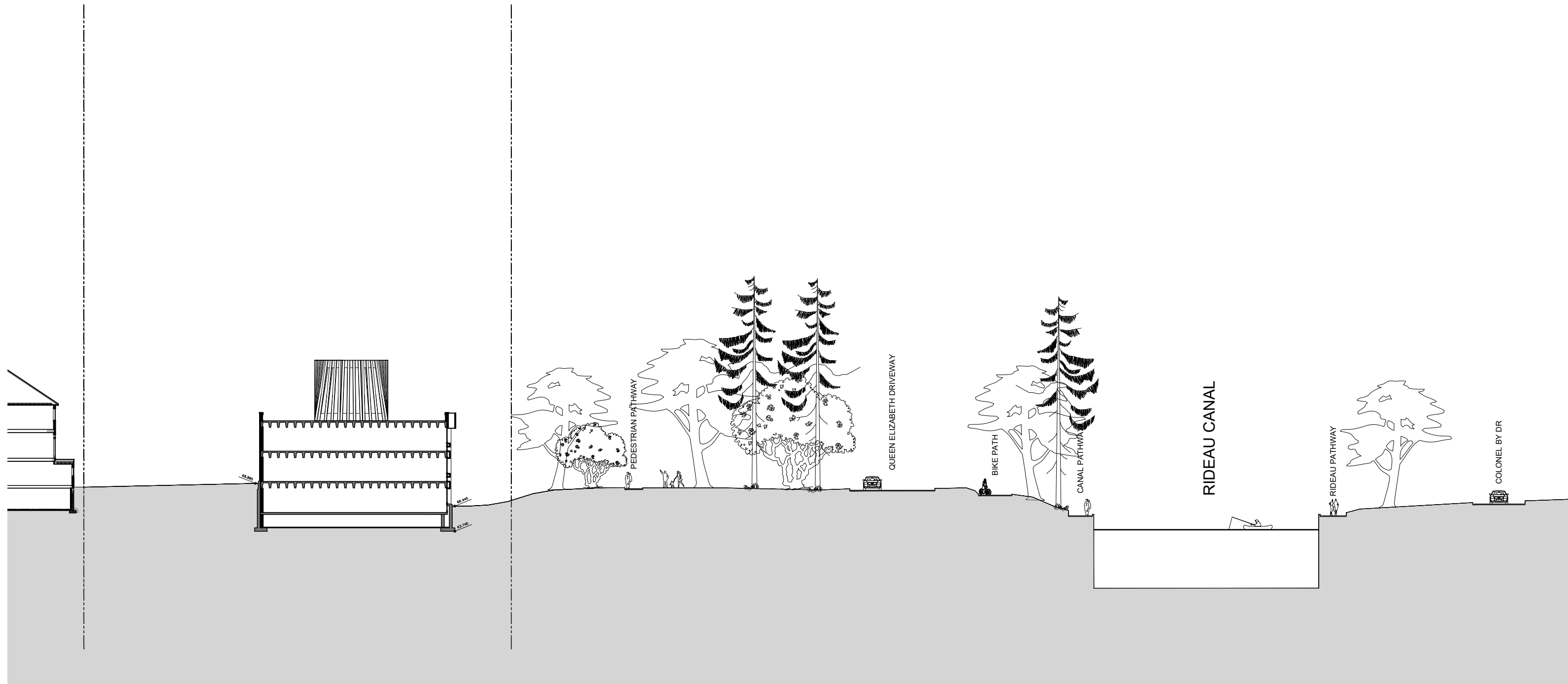


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SITE SECTION

SCALE: 1:400

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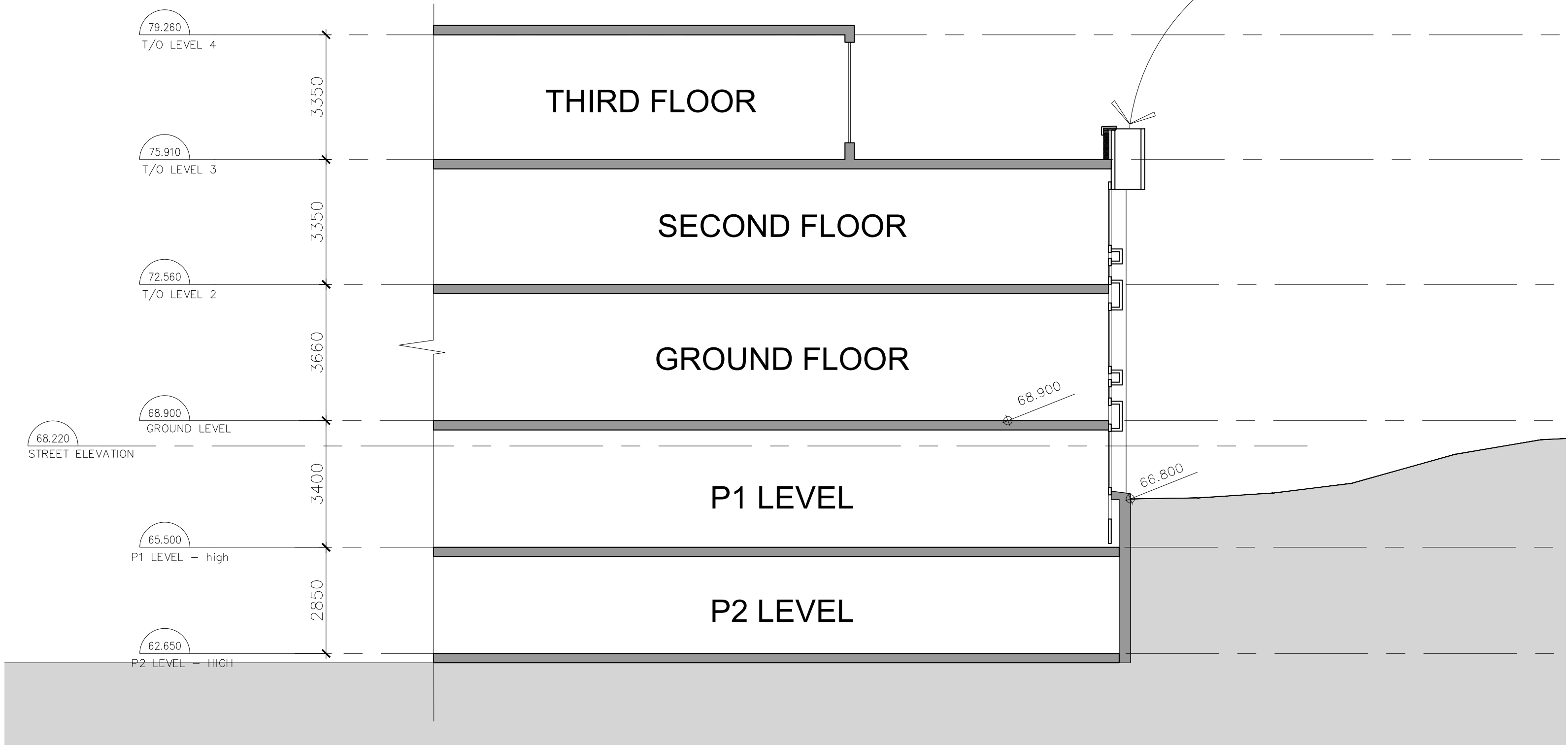
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SITE SECTION - EXISTING CONDITION

SCALE: 1:400

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HERITAGE FACADE RELATIVE TO NEW FLOOR ELEVATIONS

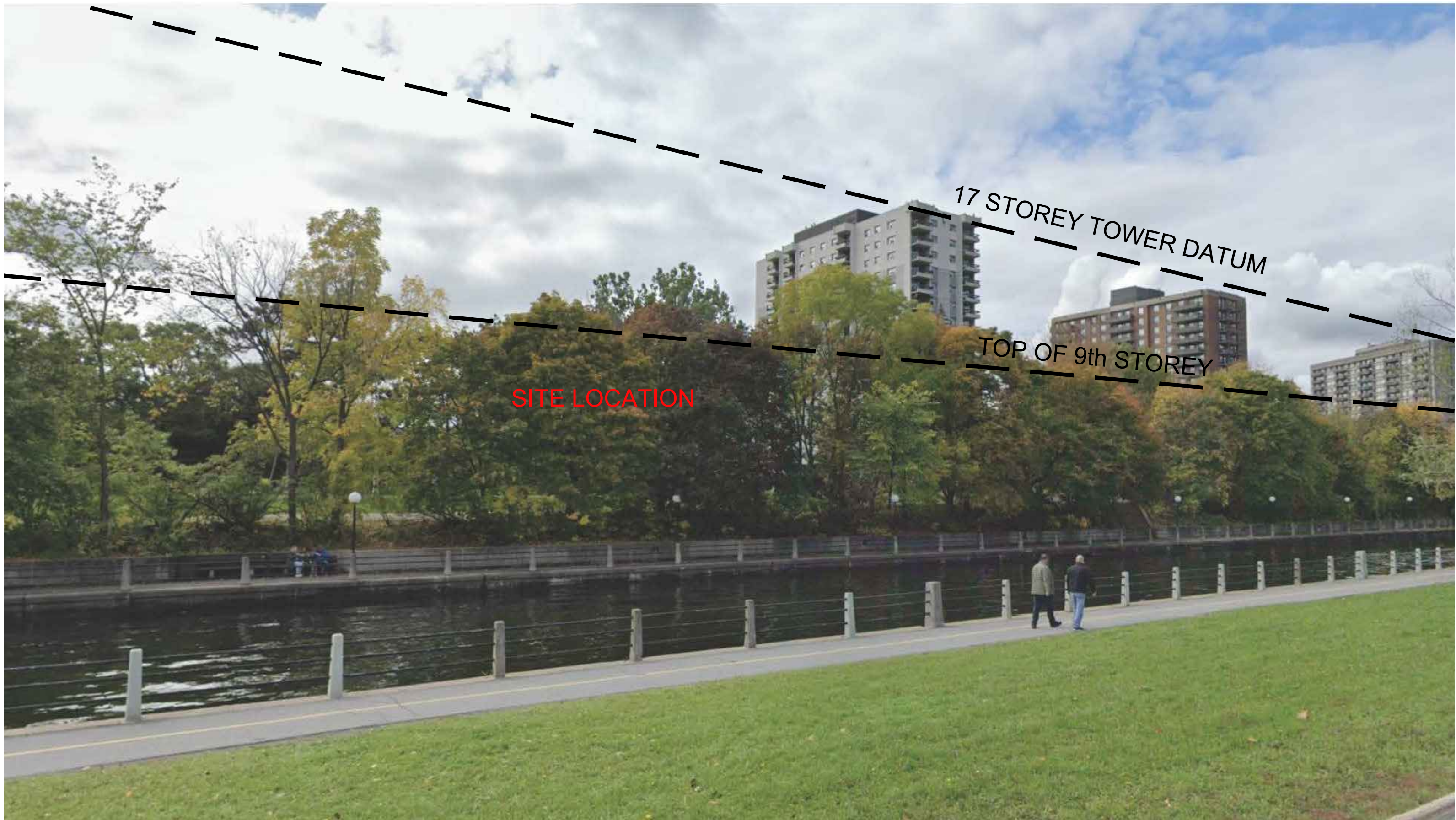


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EXISTING/NEW INTEGRATION

SCALE: 1:100

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SITE LOCATION

17 STOREY TOWER DATUM

TOP OF 9th STOREY



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CANAL VIEW

SCALE: N/A

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